

TO: Lynchburg Planning Commissioners
FROM: Michael Lauer, AICP – Principal
DATE: December 3, 2014
RE: Zoning Ordinance Update Status Report

8900 State Line Road, Suite 406
Leawood, Kansas 66206
Tel: 913.341.8800
Fax: 913.341.8810

2105 South River Road
Melbourne Beach, Florida 32951

603 Farnham Circle
Richmond, Virginia 23236

This memo highlights issues that have been raised during the joint workshop with the City Council and other issues that require input from the Planning Commission prior to completion of the draft zoning ordinance.

- 1. Access management (shared driveways, cross access and driveway spacing).** The City currently requires shared driveways and cross access within its commercial corridor overlay district. These provisions could be clarified and extended along all of the City's arterial and urban collector streets as follows:

1. Access to Lots

- (A) *All driveway entrances and other openings onto streets shall be designed constructed so that:*
 - (1) *Vehicles can enter and exit from the Lot in question without posing any substantial danger to themselves, pedestrians or vehicles traveling in abutting streets; and*
 - (2) *Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.*
- (B) *Requests for new driveway entrances or requests for modifications to existing driveway entrances, when not associated with a rezoning or conditional use permit application shall be reviewed and approved by the City Engineer.*
- (C) *Specifications for spacing and dimensions of driveway entrances are established in Exhibit 1.*

2. Access Standards

- (A) **Purpose.** *This section is intended to ensure safe and efficient access to commercial properties and to encourage growth and economic development. These access management standards are intended to minimize disruptive and potentially hazardous traffic conflicts, ensure safe access by emergency vehicles, maximize roadway capacity and promote public safety. The regulations set forth in this section will apply to all urban collector or higher order roads except where access is managed by VDOT.*
- (B) **Applicability.** *The provisions of this section apply to any development subject to site plan approval.*
- (C) **Public and Emergency Vehicle Access.** *Access shall be provided to the public street system from all lots or parcels. All subdivisions shall have access from a public street capable of supporting emergency access.*
- (D) **Minimum Driveway Spacing.** *Exhibit 1 establishes the minimum separation between the edges of pavement of driveways. The City Engineer may modify these standards to reflect*

unique site conditions (such as traffic speed, visibility at intersections, turn lanes and topography) that would improve or degrade intersection safety.

Exhibit 1: Minimum Separation Between Driveways

[Note that these spacing standards are under review by the City Engineer]

- (E) **Access for Corner Tracts.** Access points for proposed developments at intersections should be located as far from the intersection as physically possible, unless a waiver for the access point has been approved by the City Engineer. Shared driveway access is preferred. No driveway approach may be located closer to an intersection than ____ feet on collector streets and ____ feet for arterials. This measurement shall be taken from the intersection of property lines at the corner. When these requirements cannot be met due to lack of frontage, the driveway may be located such that the radius will begin at the farthest property line if a waiver has been approved by the City Engineer.
- (F) **Shared Access.** If the Applicant seeks to create a lot with a frontage less than the standard set forth in this section, the use of shared driveways, cross-access drives, service drives, and similar means of shared access connecting two (2) or more lots or uses may be required to provide primary or secondary vehicular access as part of a site plan approval. If it is determined that shared access is required for a new development, access easements granting access to adjacent or undeveloped site(s) shall be recorded with the following specifics:
- (1) **Location.** New shared driveways, cross-access drives, and service drives shall be aligned with existing drives on adjacent lots where feasible.
 - (2) **Cross-Access Easement.** Shared driveways, cross-access drives, and service drives shall be located within a dedicated access easement that permits traffic circulation between lots, which shall be recorded with the clerk of court.
 - (3) **Construction and Materials.** Shared driveways, cross-access drives, and service drives shall be paved with concrete, asphalt or similar hard-surfacing materials as approved by the TRC. The grade of such drives shall be coordinated with existing or planned drives on adjacent lots.
 - (4) **Maintenance.** The easement area shall remain clear of obstructions, and shall not be used for parking unless otherwise approved by the planning and zoning board. Each property owner shall be responsible for maintenance of the shared access. A maintenance agreement may be required by the planning and zoning board, subject to review and approval by the City Attorney.
 - (5) **Remaining Frontage.** The remaining street frontage on collector and arterial roadways shall have no access.

- (G) **Internal Roads/Rear Access Roads.** *Wherever possible, and in consultation with adjacent landowners, developments on arterial streets are encouraged to access sites via internal or rear access roads. Such roads shall provide access for all lots along their route.*

Discussion: While concerns have been raised about private property rights, there is a compelling public interest in managing access to commercial properties to ensure that the roads on which adjacent properties derive their access and value can safely convey traffic. The above standards do not require the provision of shared parking, but cross-access could create some tensions between adjacent property owners. While the creation of incentives to induce cross-connections was suggested, these generally are limited to reductions in parking requirements for shared parking where cross access exists. These parking incentives alone are unlikely to be a sufficient inducement for cross access and shared driveways to effectively manage access to the City's arterial streets.

2. **Commercial uses in the R-4 district.** As a starting point, the R-4 district authorizes any use allowed in the B-1 district (see attached authorized use table) to be established as accessory uses in the R-4 district subject to the use limitations:
 - a. No drive-through or drive-in uses;
 - b. Must be on the ground floor; and
 - c. Must not exceed 5% of the gross floor area of the residential development.

Discussion: Should the full range of office uses be allowed? The accessory uses were initially discussed as retail, food service and other service uses that would be of frequent benefit to residents. Professional office uses are likely to be of less frequent need for residents, but would tend to generate demands when parking lots are least used.

3. **Scale of B-1 uses.** What are the most appropriate limitations on the scale of development within the B-1 district. Based on Planning Commission comments, the following standards are proposed:

Exhibit IV-7: Maximum Floor Areas for the B-1 District

<i>Development</i>	<i>Maximum Gross Floor Area (sq.ft.)</i>
<i>Muti-tenant commercial developments</i>	<i>50,000</i>
<i>Single office development</i>	<i>20,000</i>
<i>Single retail or service business</i>	<i>5,000</i>
<i>Restaurant</i>	<i>4,000</i>

Discussion: The single retail or service business limitation would allow for a small drug store, but would not accommodate the typical suburban footprint for a CVS or Walgreens. This scale seems more consistent with the desire to retain neighborhood scale businesses, but will discourage some chain stores from locating within a B-1 district. The office scale is consistent with the Comprehensive Plan recommendations and would accommodate a 100' x 100' two-story office building.

4. **Buffers in B-1 districts.** The intent of the B-1 district is to allow for pedestrian-oriented neighborhood services. To facilitate pedestrian access, buffer widths between B-1 and low/medium density residential districts could be reduced from 20 feet to 10 feet if a 6 ft. tall privacy fence is provided.

Discussion: The scale of development in the B-3 district has been limited, which should limit the visual impacts of buildings. The reduced buffer would allow for parking lots to be located within 10 feet of a property line, but the fencing and landscaping would minimize the impacts of parking lot noise.

- 5. Elimination of front setbacks in B-1 and B-3 districts.** The minimum front setbacks in the B-1 and B-3 districts could be eliminated subject to compliance with standards for visibility at intersections and driveways. Parking in the B-1 district would be required to be located in side or rear yards. No change is proposed for parking setbacks in the B-3 district (20 feet), which means that properties could be developed with parking located in the front, side or rear yards. The requirement for parking lot landscaping means that the a 6 ft. wide landscape strip would be required between any parking lot and an abutting street. Note that the street tree requirement would push buildings back except in locations where there is adequate right-of-way to accommodate the street-trees, utilities and sidewalks.

Discussion: Allowing for buildings to be moved forward on lots creates an incentive for more pedestrian-oriented and transit supportive development patterns. While not all sites would be able to accommodate zero-setback development due to intersection visibility and street tree requirements, the reduced minimum setback creates greater development flexibility and more opportunity to create pedestrian and transit oriented developments.

- 6. Drive-through standards for B-1 and B-4 districts.** The following proposed design standards address the desire to allow some drive-through uses (particularly banks) in the B-1 district. These same standards could be applied to the B-4 district.

(H) Drive-through and drive-in uses are not allowed in this district except under the following conditions:

- (1) Drive through and drive-in uses shall not be associated with businesses providing food or beverage services;*
- (2) Drive-through services shall be located I the rear of the building and shall take access from an urban collector or local street; and*
- (3) Drive-through services shall be designed so that not more than one (1) two-way access or two (2) one-way access points serving such uses shall be located on a single block.*

Discussion: The above standards would allow for drive-in/drive-through uses at the rear of properties, but limit the number of access points serving such uses. This would not prohibit several drive-through uses from locating on the same block, but would require that access to the drive-through facilities be coordinated to minimize pedestrian conflicts.

- 7. Transitional residences in B-1 and B-3 districts.** The Comprehensive Plan policies call for the allowance of residential uses in business districts when those uses are located above businesses or in locations where they are transitional.

Discussion: Prohibiting by-right development of free-standing residential development, limiting ground-floor residences to side streets and requiring that residential units be built as part of a mixed-use building would allow for some townhome or apartment construction at the edges of business districts without allowing ground floor residential units to reduce the vibrancy of pedestrian oriented commercial street fronts.

- 8. Halfway houses.** Group homes currently are defined to exclude facilities for the pre- and post-release of convicted criminals. Residential rehabilitation of convicted criminals typically occurs in homes referred to as Halfway Houses. The zoning ordinance should define this new use and distinguish it from group homes.

Discussion: Group homes currently are allowed as conditional uses in residential districts. By federal law, the City may establish spacing standards and notification requirements to avoid an undue

concentration of such facilities, but must make reasonable accommodations for people with disabilities. The question before the Commission is whether and where to allow for halfway houses.

9. **Scale of religious institutions.** While the zoning ordinance allows religious institutions by conditional use permit in all residential districts, it does not address the scale of these uses. By nature of the range of accessory uses and traffic generation, large institutions typically are incompatible with the intensity of development in single-family neighborhoods.

Discussion: Should the zoning ordinance preclude large religious institutions from R-1, R-2 and R-3 zoning districts? While over 90 percent of religious institutions fall in the category of small institutions (fewer than 250 seats in the largest place of assembly), the challenge with limiting the size of institutions is addressing transitions when they are successful and outgrow the neighborhoods in which they are located.

10. **Animal support functions.** While slaughterhouses are not allowed in the City, there is one existing non-conforming use (Former Dinner Bell, which is being remodeled for continued use). This may remain a non-conforming use or the City could allow slaughterhouses by conditional use permit in the I-2 district.

Discussion: Should the zoning ordinance allow for slaughterhouses? If so, where should they be located and under what conditions.

11. **Public use compliance with development standards.** Public uses are not subject to zoning ordinance use limitations. The City generally endeavors to comply with adopted development standards when feasible.

Discussion: Public uses are allowed in all districts. Should the zoning ordinance explicitly state the intent to comply with adopted site development standards or require compliance? If compliance is mandated, then non-residential public uses (e.g., libraries, schools, fire stations) would be required to meet all landscaping, setback height and other development standards of the applicable district.

12. **Infill setbacks.** While there was general agreement with the proposed neighborhood norm provisions, it was suggested that a third provision be added that would allow setbacks to reflect the mode, or most common setback on the block. In this case, if a block has 6 houses, three have 10 ft. setbacks and the remainder are setback 12 ft., 15 ft. and 20 ft., the property owner would have the right to use a 10 ft. setback.

Discussion: While this option will make it slightly more complicated to determine the option that would be best for a property owner, the option of selecting the mode is unlikely to generate any more compatibility concerns than the other two provisions for neighborhood norms.

13. **Spite Fences.** While there was general agreement that the fencing established around the Fresh Market was inappropriate, the question was raised about whether this was likely to be a significant enough concern to require additional fence setbacks throughout the City's business and industrial district.

Discussion: Should opaque fences be prohibited within 20 feet of right-of-way for all properties or should the limitations on fencing focus on ensuring that visibility at intersections and driveways are maintained?

14. **Scenic and commercial corridor standards.** As discussed at the Joint Workshop, many of the standards applicable within the scenic and commercial corridor overlay districts have the potential for broader applicability within the City. These standards are listed in the following table.

Standard	Potential Areas of Applicability	Agree/Disagree
Prohibit parking or paving within 25 feet of a residential district (note: 20 ft. buffer currently required)	B-3, B-5, IN-1, IN-2, I-1, I-2, I-3 districts abutting R-1, R-2, R-3 or R-4 District	
Require 40 ft parking setback from arterial or collector streets	B-3, B-5, IN-1, IN-2, I-1, I-2, I-3 district parking lots abutting arterial or collector streets	
Require all utilities to be underground	On-site improvements for all new development, including within CCD, PUD, TND	
Move bulk softening requirements to landscape ordinance <ul style="list-style-type: none"> If wall height < 12' then 1 small deciduous every 50', one evergreen per 30' plus shrubs If wall height > 12' then 1 large deciduous and 1 small deciduous tree every 50', 1 evergreen every 30' plus shrubs 	Along limited access roadways in B-3, B-5, IN-1, IN-2, I-1, I-2, I-3 districts	
Require brick, stone or wood walls OR require screening of walls constructed of other materials	Along all walls facing public streets or abutting residential zoning districts	

Discussion: Most of the discussion about the above provisions focused on underground utility requirements. Under this provision, off-site improvements (which include the poles in the right-of-way in front of a parcel) would not be required. Sites would need to be wired so that when utilities are placed underground, there would be minimal cost for reconfiguring newly developed buildings.

- 15. Authorized home occupations.** Traditional home occupations vary by neighborhood as was evident from the discussion during the Joint Workshop. Much of the discussion centered on whether a barbershop or beauty salon could be established as a home occupation.

Discussion: While currently prohibited, these uses meet the criteria for requiring appointments with a licensed or certified professional. One option would be to allow these uses in areas identified as Neighborhood Conservation Areas in the Comprehensive Plan (see map on next page). These areas generally correspond with areas where mobility challenges are the greatest and access to services can be limited.

- 16. Residential clusters.** While there was general support for allowing conservation subdivisions within residential zoning districts, concerns were raised about neighbors abutting smaller clustered lots.

Discussion: Where a lot may back up to one or two lots in a conventional development, lots abutting a clustered subdivision may back up to several lots. This could be addressed by requiring a buffer between clustered and conventional lots and/or requiring that lots abutting a conventional subdivision be at least 80 percent of the width of those lots.

- 17. Corporate campuses.** The discussion of maintaining a cap on residential development within corporate campuses (mixed use developments allowed within I-1 and I-2 districts) raised concerns about the monitoring of residential development and the appropriate ratios for the residential component. Initial discussions focused on maintaining a population : employment ratio of 1:20. Population would be based on the number of households times the average number of employees per household. Employment

would be based on building square footage times the average numbers of employees per square foot for the type of buildings.

Discussion: There seems to be general agreement that the City does not want to see limited industrial lands converted to residential use, but the desire to allow for the corporate campus land development pattern. Because there are unlikely to be a significant number of such projects in Lynchburg in the foreseeable future, the corporate campus purposes could clearly state the intent for residences to be accessory to corporate space and for the applicant to propose how this purpose would be met through the conditional use permit process.

- 18. Billboards cap and replace provisions.** At the joint workshop, there didn't seem to be a clear consensus supporting the cap and replace provisions as proposed by the sign industry.

Discussion: The Planning Commission should decide whether to continue pursuing the cap and replace provisions or to defer the discussion of such amendments.

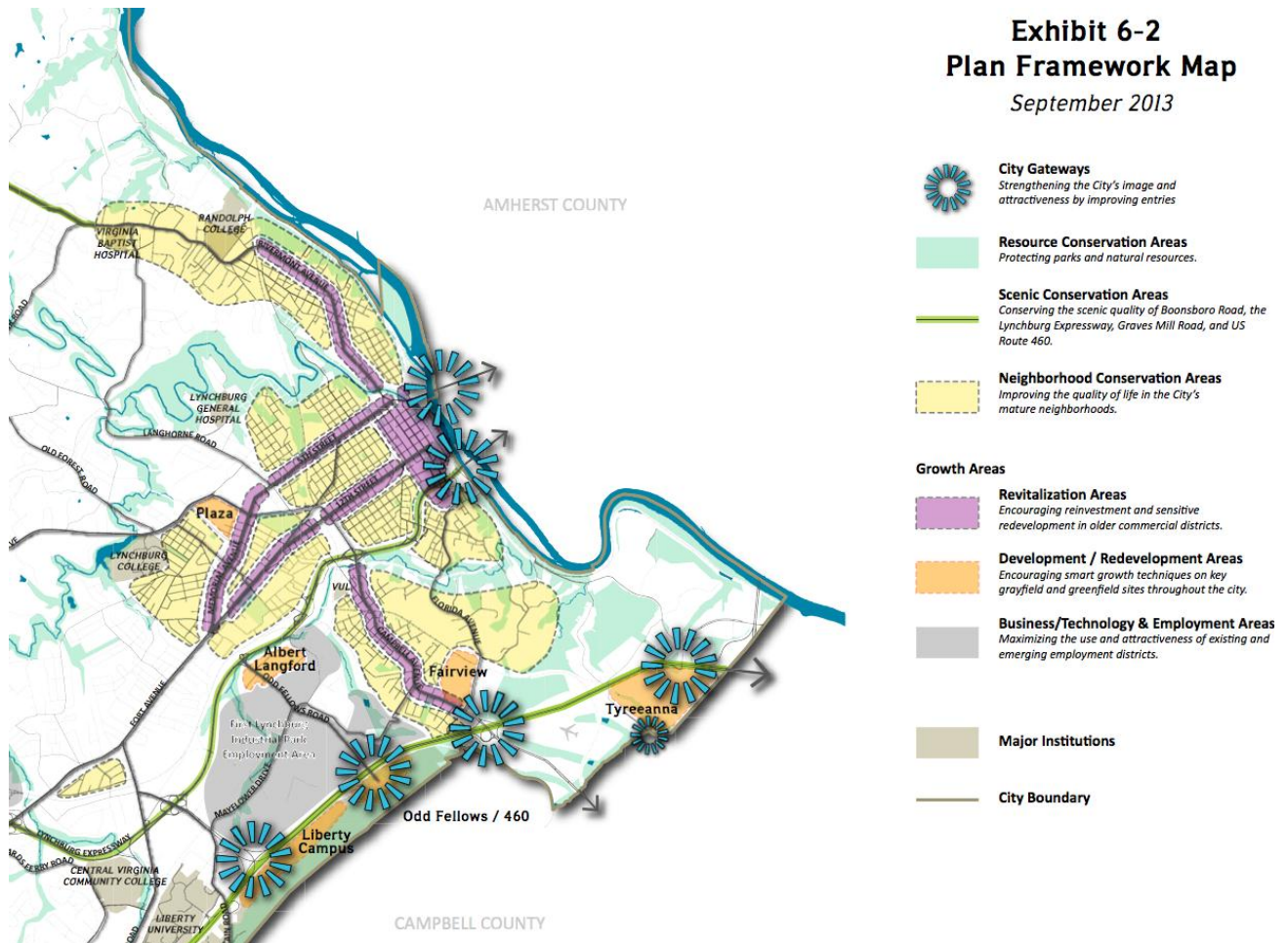


Table of Authorized Land Uses in Business and Institutional Districts

“P” means the use is permitted by right; “C” means the use requires a conditional use permit. Green highlights reflect uses to be allowed due to consolidation of districts; blue highlights reflect proposals for uses that should be added to the list of authorized uses for the applicable district.

Land Use	LBCS #	Description						
			B-1	B-3	B-4	B-5	IN-1	IN-2
RESIDENCE OR ACCOMMODATION FUNCTIONS	1000	Homes, apartments, housing for the elderly, and hotels						
Private Dwelling	1100	Single-Household homes, doubles, apartments, Condominiums, mobile homes, Townhouses; excludes households with special provisions						
Single-household	1110							
single-household detached	1111	Typical single-household dwelling	P	P		C		P
single-household semi-detached	1112	One of two dwellings separated by a party wall						P
single-household attached (townhouse)	1113	Each unit on a separate lot; fire wall may protrude from roof or roofs may be staggered	C	C	P	C		P
modular home	1114		P	P		C		P
manufactured home	1115					C		C
Two-household (duplex)	1120		C	C		C		P
Three or More Households	1130	Includes triplexes, fourplexes, and other multi-household dwellings	C	C	P	C		P
Housing Services	1200	Housing and custodial services for those who cannot care for themselves. Includes nursing and retirement homes, congregate living, assisted and continuing care living, but excludes rehab uses in LBCS #6520)	P	P	P	P	P	P
Hotels, Motels, or Other Accommodation Services	1300	Lodging and short-term accommodation for travelers						
Bed and Breakfast	1310	Guest rooms in a private home or accessory building to a private home	P	P	P	P	P	P
Rooming and boarding	1320	Dormitory, fraternity or sorority house or other specific group of members						
boarding house	1321	Non-transient lodging that may include meals	P	P	P	P	P	P
rooming house	1322	Transient or non-transient lodging that may include meals	P	P	P	P	P	P
dormitory, sorority or fraternity house	1323	Allowed only as accessory uses to and owned by a college or university	C	C	C	C	P	P
Hotel, motel, or tourist court	1330	Hotels that do not have gambling services; includes extended-stay hotels		P	P	P		P
Other traveler accommodations	1350	Youth hostels and similar short-term lodging						

Land Use	LBCS #	Description	B-1	B-3	B-4	B-5	IN-1	IN-2
GENERAL SALES OR SERVICES	2000	Comprises the vast majority of establishments associated with commercial land use						
Retail Sales or Service and Repair	2100	Establishments with displays of merchandise sold to the general public and other businesses, or after-sales services such as repair						
Automobile sales or service establishment	2110	Motor vehicle and parts dealers including repair and maintenance						
car, motorcycle, mobile homes or RV dealer	2111-2113	New or used automobiles, light trucks, motorcycles, RV's, mobile homes, and buses				P		P
bicycles	2113b	New or used bicycle sales, rental and repair	P	P	P	P		P
boat or marine craft dealer	2114	New or used boats sales, rental and related repair services			P	P		P
parts, accessories, or tires	2115	Automotive parts and supply stores, automotive stereo stores.		P	P	P		P
gasoline service	2116	Gas stations with or without convenience stores or food marts, excludes truck stops and heavy auto repair		P	C	P		P
automotive repair and maintenance	2117	Repair garages, body and paint shops, oil change, car wash						
light auto repair	2117a	Oil change, light auto repair and car wash		P	C	P		P
heavy auto repair	2117b	Auto repair and body shops		C	C	P		P
Heavy consumer goods sales or service	2120	Heavy or durable goods sales or services						
furniture or home furnishings, hardware, home center, lawn and garden supplies, department store, warehouse club or superstore, electronics and appliances	2121-2125	Furniture, flooring, bedding stores; home building and repair supplies, lighting supply, window treatment; nursery and garden products predominantly grown elsewhere, power equipment sales or services; large variety stores; household-type appliances, television, stereos, including repair shops and cell phone stores		P	P	P		P
lumber yard and building materials; heating and plumbing equipment; heavy equipment	2126-2128	Lumber yards and heavy building materials; heating and plumbing equipment retailers; for heating and plumbing contractors who install or service, use the appropriate construction category; construction equipment and vehicles; includes authorized storage (3650)				P		P
Durable consumer goods sales and service	2130	Wide range of product lines such as apparel, appliances, hardware, jewelry, etc.						

Land Use	LBCS #	Description	B-1	B-3	B-4	B-5	IN-1	IN-2
computer and software	2131	Computers and prepackaged software including repair, support, and training		P	P	P		P
camera and photographic supplies; clothing, jewelry, luggage, shoes, clocks, sewing; sporting goods, toy and hobby, and musical instruments; mixed media, school and office supplies	2132-2135	Primarily retail cameras and photographic supplies or retail with repair and film developing; clothing (including shoe repair and tailoring, sporting goods, toys, musical instruments, books, magazines, music, videos, stationary, greeting cards, seasonal decorations, office and school supplies.	P	P	P	P		P
Consumer goods, other	2140	Establishments that retail merchandise (except groceries or health items) not included in preceding codes						
florist, art supplies, tobacco products	2141-2143	Florists, art supplies and art dealers, frame shops, tobacco products	P	P	P	P		P
art galleries	2142b	Excludes art supply sales and retail framing services	P	P	P	P		P
mail order or direct selling establishment	2144	Retailing other than through locations where shoppers physically visit			P	P		P
antique shop	2145	Antique shops, (excludes flea markets, thrift stores and pawn shops)	P	P	P	P		P
flea markets and thrift stores	2145b	Flea markets and thrift stores		P	P	P		
Grocery, food, beverage, dairy	2150	Retail food and beverage merchandise from fixed point-of-sale locations						
grocery store, supermarket, or bakery, convenience store, specialty food stores	2151-2154	Included are grocery stores, convenience stores, meat, seafood and produce markets, coffee, confections and delicatessens. Excludes stores with fuel pumps (see 2116 for fuel sales)	P	P	P	P		P
beer, wine, and liquor store	2155	Retail sales of alcoholic beverages for off-premises consumption	P	P	P	P		P
Health and personal care	2160	Retail prescription or nonprescription drugs; retail cosmetics, perfumes, toiletries; prescription or nonprescription eyeglasses; prescription or nonprescription health and convalescent aids; retail food supplement products such as vitamins, nutrition supplements, and body enhancing supplements	P	P	P	P		P
Markets for farm produce or crafts	2199	Markets in the RC district limited to goods produced on site		C	C	P		P
Finance and Insurance	2200							
Bank, credit union, or savings institution	2210	Central banking functions	P	P	P	P		P
Credit and finance businesses	2220							

Land Use	LBCS #	Description	B-1	B-3	B-4	B-5	IN-1	IN-2
credit card and other financing	2221	Credit card, sales financing, unsecured consumer lending, real estate credit, mortgages, international trade financing	P	P	P	P		P
pawn shops	2222			P	P	P		P
short-term loans	2223	Pay-day lenders and other businesses providing loans with terms of 45 days or less		P	P	P		P
precious metal buyers	2224	Businesses providing cash for gold and other precious metals or gems (excludes retail jewelers)		P	P	P		P
Investment banking, securities, and brokerages; insurance; fund, trust, or other financial establishment	2230-2250	Securities underwriting, brokering, exchange services, managing portfolios; Insurance underwriting, selling insurance; manage assets on behalf of shareholders or beneficiaries	P	P	P	P		P
Real Estate, Rental and Leasing	2300	Rent, lease or occasionally sell assets						
Real estate services	2310	Sell or lease real estate such as buildings, manufactured home sites and vacant lots; includes real estate appraisers and realtor offices	P	P	P	P		P
Property management services	2320	Manage real property for others				P		P
Rental and leasing	2330	Rent tangible goods such as consumer goods and mechanical equipment to customers; excludes establishment primarily renting equipment with operators						
vehicles	2331 & 2332	Lease passenger cars, trucks, trailers, RVs, buses and aircraft; drivers not provided		C		P		P
recreational goods rental?	2333	Rent skis, canoes, bicycles, sailboats, motorcycles			P	P		P
commercial, industrial or consumer machinery and equipment rental	2334 - 2335	Rent or lease: a) office machinery and equipment; heavy equipment without operators used for construction, well-drilling; other machinery and equipment for uses such as manufacturing or telecommunications; operators not included (note: see 2337 for heavy equipment leasing) b) personal and household-type goods and a range of equipment geared toward consumers				P		P
Business, Professional, Scientific, and Technical	2400	Perform professional, scientific, and technical services						
Professional services	2410	Services provided depend on worker skills and knowledge rather than equipment						

Land Use	LBCS #	Description	B-1	B-3	B-4	B-5	IN-1	IN-2
Professional offices	2411-2014	Title abstract, lawyers, notaries, accountants, bookkeeping, payroll services, architects, engineers, surveyors, graphic design and industrial design	P	P	P	P		P
consulting services (management, environmental technical)	2415	Advise and assist businesses on management, scientific, and technological issues	P	P	P	P		P
scientific research and development services	2416	Conduct research or analyze in the physical, engineering, cognitive, or life sciences	P	P	P	P		P
veterinary services	2418	Veterinary medicine, testing services for veterinary practitioners		C	P	P		P
other professional offices	2419, 6810, 6820	Cross reference to other allowed office uses includes advertising and media services intellectual property rights, franchising, labor, political or business organizations, and uses with similar impacts	P	P	P	P		P
Administrative services	2420	Typical office establishments in any business area. Use as a default category for most office buildings (nursing staffing)						
office administrative services	2421	Office administration such as billing, record keeping, personnel, organizational planning	P	P	P	P		P
facilities support services	2422	Provide operating staff for support services within a client's facilities, including janitorial, security, laundry services, etc.	P	P	P	P		P
employment agency	2423	Provide employee placement, temporary help	P	P	P	P		P
copy center, private mail center, other business support services	2424	Provide document preparation, telephone answering, telemarketing, court reporting, steno typing, FAX, etc.	P	P	P	P		P
collection agency	2425	Collect payments, compile credit information, repossess tangible assets	P	P	P	P		P
Travel arrangement and reservation services	2430	Promote or sell travel, includes convention and visitors' bureaus	P	P	P	P		P
Investigation and security services	2440	Provide detective, guard and patrol services, picking up and delivery of money, selling of security systems, remote monitoring of security systems, locksmiths		P	P	P		P
Services to buildings and dwellings	2450	Provide pest control, janitorial services, landscaping, carpet cleaning, etc. (2451-2454)				P		P
packing, crating	2455					P		P

Land Use	LBCS #	Description	B-1	B-3	B-4	B-5	IN-1	IN-2
Food Services	2500	Prepare meals, snacks, and beverages						
Restaurants, cafeterias, snack bars & catering	2510-2530 & 2560	Provide food and drinks to patrons – see district specific use regulations for limitations	P	P	P	P		P
Mobile food services	2550	Prepare and serve meals and snacks for immediate consumption from motorized vehicles		P	P	P		P
Food service contractor and vending machine operators	2570 & 2580	Provide food services at institutional, governmental, commercial, or industrial locations based on contracts. Retail merchandise through vending machines that they service			P	P		P
Personal Services	2600	Category for personal service establishments not classified elsewhere such as bail bonding, wedding planning, psychic services, etc.						
Personal care	2610	Hair, nail, and skin care and related personal care, barbers, beauty shops, dieting and weight loss, tanning, hair removal, hair weaving, ear piercing and similar services	P	P	P	P		P
Dry cleaning and laundry	2620							
laundromat and dry cleaning	2621 & 2622	Includes Laundromats, dry cleaners, diaper services as well as other commercial laundry services	P	P	P	P		P
linen and uniform supply	2623				P			P
Photofinishing	2630	Primarily engaged in developing film or making slides, etc.	P	P	P	P		P
Parking lot and parking garage	2640		P	P	P	P		P
Special Services	2650							
licensed massage therapist	2651		P	P	P	P		P
tattoo parlor	2652	Tattoos by a licensed professional			P	P		P
adult establishment, retail sales	2653	Stores primarily selling adult oriented products, including books, videos, magazines, toys, lingerie and other sexually-oriented goods		P	P	P		P
Pet and Animal Sales or Service (except Veterinary)	2700	Retails pets and other animals (except for farming purposes) and pet supplies, grooming, training, and care taking						
Pet or pet supply store	2710	Retail pets, pet foods, pet supplies		P	P	P		P
Animal and pet services and kennels	2720	Boarding, grooming, sitting, and training (except veterinary and horse boarding)						

Land Use	LBCS #	Description	B-1	B-3	B-4	B-5	IN-1	IN-2
animal services	2721	grooming and training		CP	P	P		P
animal boarding	2722	sitting and boarding		C		P		P
pet cemetery	2723		C	P		P		P
MANUFACTURING AND WHOLESALE TRADE	3000	When captive services such as accounting are provide by a separate establishment, they are classified in the appropriate function code and not in manufacturing						
Foods, Textiles, and Related Products	3100	Produce food, tobacco, textiles, and leather						
Food and beverages	3110	Includes bakery and candy establishments that produce for later consumption; ice manufacturing; dairies; bottling plants			P	P		P
Textiles, leather and leather substitute products	3130 & 3140	Textile mills, apparel manufacturers; dyeing plants and dry cleaning plants; leather and leather substitutes such as rubber footwear (excluding leather tanning)				P		P
Wood, Paper, and Printing Products	3200							
Furniture and related products	3230	Includes mattresses, window blinds, cabinets, fixtures				P		P
Miscellaneous Manufacturing	3400	Use for manufacturing establishments not classified elsewhere						
Signs	3440	Manufacturing of signs to be erected or installed (excludes banner printing)				P		P
Blacksmith		Creation of objects from wrought iron steel, such as gates, railings, furniture, and other functional and decorative items				P		P
Wholesale Trade Establishment	3500	Normally operate from a warehouse or office, selling or arranging the purchase of goods to other businesses				P		P
Warehousing and Storage Services	3600	Operate warehouse and storage facilities for general merchandise, refrigerated goods						
Office and warehousing	3610	Storage of goods related to on-site office or retail use			P	P		P
Warehousing	3620	Storage of goods as the principal use; includes mini-warehouses and self-storage facilities				P		P
TRANSPORTATION, COMMUNICATION, INFORMATION, AND UTILITIES	4000							
Transportation Services	4100	Serve passengers and cargo movements						

Land Use	LBCS #	Description	B-1	B-3	B-4	B-5	IN-1	IN-2
Rail transportation	4120	Provide passenger and freight transportation and rail transportation support; use this category for establishments providing both transportation and support services, otherwise use the more specific subcategory						
rail passenger transportation	4121	Passengers stations only			P	P		P
Road, ground passenger, and transit transportation	4130	Urban transit systems, charter and school bus transportation, taxis						
local transit systems--bus, special needs, sightseeing, taxi and limousine services	4133 - 4134 & 4136 - 4137	Single-mode local and non-local transit systems other than rail; excludes transit stops, which are allowed in all districts. Includes sightseeing, taxi and limousine services			P	P		P
school and employee bus transportation	4135	Maintain and dispatch buses and other motor vehicles to transport pupils or employees						P
towing and other road and ground services	4138	Tow vehicles				P		P
Truck and freight transportation services	4140	Provide over-the-road transportation of cargo using motor vehicles and temporary storage				C		C
Marine and water transportation	4150	Provide transportation of passengers and cargo using watercraft						
marine and sightseeing transportation	4151	Provide water transportation, including scenic and sightseeing, for passengers			P			
Postal services	4170	Operate the national postal service, including establishments that sort, route, and deliver on a contract basis						
national post office	4171		P	P	P	P		P
retail courier and package delivery	4191	Retail courier, package drop-off and mail services	P	P	P	P		P
Courier and messenger services	4190	Provide air, surface, or combined courier delivery services of Parcels and messages (excludes retail package drop-off and local courier services)				P		P
Publishing	4210 & 4221	Issue copies of works for which they usually possess copyright, including motion picture and audio publishing				P		P
Motion pictures and sound recording	4220	Produce and distribute motion pictures and sound recordings			P	P		P
Telecommunications and broadcasting	4230	Provide point-to-point communications; if multiple services are shared between the same facilities,						

Land Use	LBCS #	Description	B-1	B-3	B-4	B-5	IN-1	IN-2
radio and television broadcasting	4231, 4232 & 4241	Operate broadcasting studios and facilities for over the air, cable or satellite delivery of radio and television programs		P	P	P		P
wireless telecommunications transmission	4233	Operate, maintain or provide access to facilities for the transmission of voice, data, text, sound, or full motion picture video, cell towers	P	P	P	P		P
telephone and other wired telecommunications	4234	Operate telephone networks – excludes switching stations	P	P	P	P		P
Telecommunications switching stations/exchanges	4239	Telecommunications switching stations and exchanges with no on-site employees	C	C	C	C	C	C
Information services and data processing industries	4240	News syndicates and information data processing services						
library or archive	4242	Provide library or archive services	P	P	P	P		P
news syndicate	4243	Supply information such as news reports, articles, pictures and features to the news media			P	P		P
data processing, hosting and related services	4244	Web hosting, computer data storage, optical scanning, computer input preparation, microfilm imaging			P	P		P
Utilities and Utility Services	4300	Provide utility services such as electric power, gas, water and sewage removal. Note that City-owned utilities are not subject to zoning district use standards						
Public Utilities Service Lines	4315, 4329, 4339, 4349	Includes distribution or collection lines for water, wastewater, stormwater, electricity, natural gas or telecommunications services regulated by the State Corporation Commission.	P	P	P	P	P	P
Electric power	4310	Provide electric power generation, transmission, control, and distribution						
power generation	4315							C
electric substations	4316		C	C	C	C	C	P
Water treatment plants and utility facilities	4331 – 4333,	Water treatment plants, pumping stations and lift stations	C	C	C	C	C	P
Wastewater treatment plants	4348							
Solid waste, and related services	4340	Collect, treat, and dispose of waste materials						
recycling collection centers	4349	Drop-off facilities for the collection of recycled goods				P		P

Land Use	LBCS #	Description	B-1	B-3	B-4	B-5	IN-1	IN-2
ARTS, ENTERTAINMENT, AND RECREATION	5000							
Performing Arts or Supporting Establishments	5100	Produce or organize and promote live presentations, excludes nightclubs						
Theater, dance or music establishment	5110 & 5160	Companies, groups, or theaters that produce theatrical presentations, dance, dinner theaters, and live musical entertainment; includes facilities for independent artists and performers	P	P	P	P		P
Motion picture viewing and exhibition services	4222	Operate movie theaters, drive-ins, film festival exhibitions (Note: drive-in theaters limited to B-5 district)		P	P	P		P
Promoter of sports, performing arts, similar events and management services	5140 - 5150	Organize, promote, and manage performances and events; agents representing artists, athletes and entertainers	P	P	P	P		P
Indoor auditorium or arena	5170	Indoor auditoriums, arenas, conference centers, or multipurpose facilities			C	C		C
Outdoor auditorium/arenas	5180	Outdoor arenas and theaters			C	C		C
Museums and Other Special Purpose Recreational Institutions	5200	Public and private museums, historical sites, and similar establishments	P	P	P	P		P
Amusement, Sports, or Recreation Establishment	5300	Operate facilities offering activities and provide services						
Amusement or theme park establishment	5310	Operate a variety of attractions such as mechanical rides, water rides, games		C	C	C		C
Commercial Amusements	5320, 5380, 5390	Operate arcades and other commercial amusements as defined herein		C	C	P		P
Country Club	5340 & 6830	Operate private country clubs, with tennis courts and golf courses along with dining facilities and other recreational facilities; includes civic, social and fraternal organizations	C	P	P	P		P
Fitness, recreational sports, gym, athletic club	5370	Operate fitness and recreational sports facilities or provide services for fitness or recreational sports teams, clubs, or individual activities						
fitness and recreational sports center	5371	Aerobic dance or exercise center, gymnasium, physical fitness center, health and athletic club, indoor handball, racquetball, volleyball, tennis, or swimming facilities conducted inside a building	P	P	P	P		P

Land Use	LBCS #	Description	B-1	B-3	B-4	B-5	IN-1	IN-2
outdoor recreation	5372, 5373 & 5374	Includes for profit golf courses, archery ranges, outdoor volleyball, tennis, or swimming facilities, recreational courts, recreational day camp and horseback riding	C	C	C	P		P
shooting ranges, indoor	5375			C	C	C		C
shooting ranges, outdoor	5376							
outdoor arenas and stadiums	5377				C	C		C
Camps, Camping, and Related Establishments	5400	Operate sites to accommodate campers and their equipment, provide overnight recreational camps, may provide cabins, food services, washrooms, spaces for overnight parking or recreational vehicles				C		C
Natural and other Recreational Parks	5500	All parks without special economic functions, other than limited concessions	P	P	P	P	P	P
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS	6000	Note that City-owned facilities are not subject to zoning district use standards						
Educational Services	6100	Offer teaching and learning						
Nursery or preschool	6110		P	P	P	P	P	P
Grade school	6120	Comprises all public, private, and specialty schools between the preschool and university level; includes adult education services not addressed elsewhere	C	P	P	P	P	P
College or university	6130		C	P	P	P	P	P
Technical, trade, or other specialty school	6140 & 6568	Offer vocational and technical training as well as vocational rehabilitation services						
general technical schools	6141-6143, 6145, 6147	Offer courses in office procedures, secretarial skills, and basic office skills; dance, art, drama, and music; athletic activities		P	C	P	P	P
driving education	6144			P		P		P
flight training	6146	Offer aviation and flight training						P
Other Government Functions	6300	Other government owned establishments not classified elsewhere such as defense and national guard establishments			C			P
Public Safety	6400	Government-owned establishments providing fire and rescue, police, and emergency response services	P	P	P	P	P	P

Land Use	LBCS #	Description	B-1	B-3	B-4	B-5	IN-1	IN-2
Health and Human Services	6500	Provide health care, social assistance, and associated services						
Ambulatory or outpatient care services	6510	Offer health care services directly to patients without providing inpatient services						
clinic	6511 & 6567	Include physician offices, dentists, chiropractors, optometrists, licensed massage therapists, and veterans affairs services	P	P	P	P	P	P
outpatient care clinic	6512	Provide outpatient family planning services and outpatient care	P	P	P	P	P	P
medical or diagnostic laboratory; blood/organ bank	6513 - 6514	Provide analytic or diagnostic services including medical imaging		P	P	P	P	P
Nursing, supervision and other rehabilitative services, except	6520	Provide inpatient nursing and rehabilitative services and can accommodate patients for extended care, includes convalescent homes, nursing homes, inpatient care hospices, alcoholism or drug addiction rehabilitation, mental health Halfway Houses, group homes, and psychiatric convalescent homes						
group home small	6522	Fewer than five (5) aged or infirm individuals or fewer than nine (9) individuals with mental, intellectual or developmental disabilities	P	P				
group home large	6523	Five or more aged or infirm individuals, or nine (9) or more individuals with mental, intellectual or developmental disabilities	P	P				
Hospital	6530		C	C		P		P
Social assistance, welfare, and charitable services	6560	Provide social assistance directly to individuals, do not offer residential or accommodation services						
child and youth services	6561	Offer services such as adoption, foster care, drug prevention services					P	P
child and adult day care	6562	Provide day care for children and adults						
home	6562a	Day care for fewer than six (6) individuals in a residence	P	P	P	P	P	P
small	6562b	Day care for six (6) to twelve (12) individuals in a residence	P	P	P	P	P	P
large	6562c	Provide care for more than 12 individuals	P	P	P	P	P	P
care services community food services	6563 - 6566	Includes community food services, emergency and relief services, services for the elderly and disabled other family services; does not on-site provision of housing					P	P

Land Use	LBCS #	Description	B-1	B-3	B-4	B-5	IN-1	IN-2
Religious Institutions	6600	Churches, temples, synagogues, mosques, convents and monasteries						
	6610	Small – religious institutions with up to 250 seats in the largest place of assembly	P	P	P	P	P	P
	6620	Other – religious institutions with more than 250 seats in the largest place of assembly	P	P	P	P	P	P
Death Care Services	6700	Funeral homes, crematories, cemeteries						
Funeral home and services	6710	Includes funeral homes combined with crematories	P	P	P	P		P
Cemetery or cremation services	6720							
free-standing cemetery	6722		P	P	P	P		P
columbarium	6724		C	C	P	P		P
CONSTRUCTION-RELATED BUSINESSES	7000	Build or demolish buildings, leveling, earthmoving, excavating, land drainage; should reflect the location of the establishment and not where it is performing its services. Note that district standards may limit or preclude outdoor storage of commercial vehicles and materials in some districts.		P		P		P
AGRICULTURE, FORESTRY, FISHING, AND HUNTING	9000	Grow crops, raise animals, harvest timber, and harvest fish and other animals, may be described as farms, greenhouses, nurseries, or hatcheries						
Crop Production	9100							
Vegetable farming or growing	9120	Includes private fields and community gardens	P	P	P	P	P	P
Commercial orchards	9130	Includes fruit and nut trees for commercial production	P	P		P	P	P
Greenhouse Production	9140							
Greenhouse – no on-premises sales	9141	Commercial greenhouse production		P	P	P		P
Greenhouse – sales of products grown on premises	9142			P	P	P		P
Greenhouse – sales of products and related accessory products	9143			P		P		P
Unclassifiable or No Function	9900	Temporary placeholder until a code can be assigned						
Temporary uses	9920							

Land Use	LBCS #	Description						
			B-1	B-3	B-4	B-5	IN-1	IN-2
tent revival meetings/transient amusements	9921	Includes carnivals and circuses	C	C	C	C		C
Development Patterns	9950							
cluster commercial development			C	C	C	C		C
large scale retail establishments				P	P	P		P
flex space development						C		C
traditional neighborhood development			C	C	C	C		C